

**Town of La Pointe Zoning
Town Plan Commission Workshop Minutes
Thursday, July 1, 2010**

Town Plan Commission (TPC) Members Present: Charles Brummer, Vice-Chair, Larry Whalen, Suellen Soucek, Ron Madich (4).

Town Plan Commission Members Absent: Ted Pallas, Chair, Greg Thury, Carey Baxter (3).

Public Present: None.

Town Staff Members Present: Jennifer Croonborg, ZA, Margaretta Kusch, ZCA (2).

I. Call to Order/Roll Call

Vice Chair Brummer called the meeting to order at 4:07 PM at the Town Hall. Roll call reflected members present or absent as recorded above.

II. Public Comment

None.

III. Zoning Ordinance Revision Project

a. Review and possibly revise Official Zoning Map RE: Comprehensive Plan Future Land Use Map

The Town Plan Commission decide to run down the list of zoning districts in the ordinance and compare each to the Future Land Use Map of the Comprehensive Plan to be sure that the maps correspond.

- **W-P Wetland Protection**

No changes.

- **W-1 Wilderness Preservation**

A large amount of W-1 will be changing to Conservancy District (much of which represents the land the Madeline Island Wilderness Preserve owns) and some of it will be changing to Town Park (the Rieman Park off Schoolhouse Road). This needs to be shown.

There is a large area of W-1 that is along South Shore Drive and bordered to the north by W-2, but is bordered by Mixed Use on the Comprehensive Plan Future Land Use Map. This area of W-1 extends farther north (towards Middle Road) on the zoning map, and it is decided to change the zoning map to reflect the Comprehensive Plan Future Land Use Map, although the zone change will be to W-2, not Mixed Use.

The three 40 acre parcels on the north end that are shown as a Non-Metallic Mine zone will also be changed to W-1.

- **W-2 Wilderness Preservation**

The Mixed Use corridor is discussed. It is agreed that the majority of the Mixed Use Zone on the Comprehensive Plan Future Land Use Map should be changed to W-2, as W-2 now has permitted and conditional uses that will allow much the same usage as a mixed use zone would. However, the section of R-1 on Middle Road abutting the Town Center zone on the Comprehensive Plan Future Land Use Map is discussed. The Zoning Administrator suggests changing this section to Mixed Use as a compromise for those who wanted a Mixed Use zone. Much discussion ensues and the issue will be revisited.

- **R-1 Residential, Single Family, Low Density**
The Zoning Administrator states that this zone is in the Ashland County's General Purpose District. If the Town ever changed the zone (the Town is more restrictive than the County in this specific zone), it would be available for most any use, including industrial.
No changes.
- **R-2 Residential, Single Family, Medium Density**
Change the section of R-2 along Rice Street and Middle Road to C-1 as shown on the Comprehensive Plan Future Land Use Map. The zoning map should follow the Comprehensive Plan Future Land Use Map.
- **R-3 Residential, Multifamily**
The zoning map should follow the Comprehensive Plan Future Land Use Map, except that the Town Hall, the school, the library, the medical building/health center, the museum, the town parking lot and public toilets, and St. Joseph's church should all be in the G-I zone.
- **S-1 Shoreland Protection**
The issue of lots that are in two zoning districts is discussed. The subject is to be revisited.
The zoning map should follow the Comprehensive Plan Future Land Use Map.
- **S-2 Shoreland Protection**
No changes.
The zoning map should follow the Comprehensive Plan Future Land Use Map.
- **C-1 Commercial/Town Center**
The zoning map should follow the Comprehensive Plan Future Land Use Map, with both the Commercial and Town Center zones of the Comprehensive Plan Future Land Use Map shown as one united district.
- **S-O Shoreland Overlay**
No changes.
- **F-O Flood Hazard Overlay**
No changes.
- **LZ-1 Light Industrial**
The zoning map should be changed to include this zone, as is shown on the Comprehensive Plan Future Land Use Map (the area surrounding the airport on the latter map).
- **LZ-2 Light Industrial**
The zoning map should be changed to include this zone, which is the Sanitary District property by the airport and some of the lots owned by Nelson Construction and by Robert Hartzell on the Shop Road off Middle Road, as is shown on the Comprehensive Plan Future Land Use Map.
The lots that will remain zoned R-1 on the zoning map but are shown as L-Z on the Comprehensive Plan Future Land Use Map are located off Middle Road.
- **G-I Government and Institutional**
The zoning map should be changed to include this zone, as shown on the Comprehensive Plan Future Land Use Map.

- **P-R Public Resource Land**

The zoning map should be changed to include this zone, as shown on the Comprehensive Plan Future Land Use Map. Add the land that the State Park bought from Michael Mattingly on Hagen Road.

- **C-D Conservancy District**

The zoning map should be changed to include this zone, as shown on the Comprehensive Plan Future Land Use Map.

- **T-P Town Park**

The zoning map should be changed to include this zone, as shown on the Comprehensive Plan Future Land Use Map. Add to this district the land that Mr. and Mrs. Rieman donated off Schoolhouse Road for a park.

- **M Marina**

The zoning map should be changed to include this zone, as shown on the Comprehensive Plan Future Land Use Map.

The Zoning Administrator will create a draft map with these changes for board members' use at upcoming meetings.

b. Review and possibly revise working draft of tentative Ordinance Revision, Sections 1.0-16.0.

- Add "religious facility" as a permitted use in the Government and Institutional Zone.
- A draft will be prepared of language detailing the process and regulations needed when building on a lot located in two zoning districts. This draft will take into account the language already in the Procedural Guide, which reads: *"A lot is a lot and if a lot is located in two or more zoning districts, a property owner should be allowed to build in the more restrictive zone, without the required acreage, as long as the lot in question meets the minimum lot area requirements of the less restrictive zone and the setbacks meet the more restrictive portion of the zone."*

IV. Future Agenda Items

V. Schedule of Next Meeting

The next Town Plan Commission Special Monthly Meeting will be held July 7, 2010, at 4:30 pm.

VI. Adjournment

L. Whalen moves to adjourn. S. Soucek seconds. All in favor, 4 aye. Motion Carries. Meeting ends at 5:33 pm.

Draft Town Plan Commission Minutes respectfully submitted by Margaretta Kusch, ZCA, on Wednesday, July 07, 2010.

Town Plan Commission minutes are approved as amended by Margaretta Kusch, ZCA, on Wednesday, August 04, 2010.